

**TOWN OF FRANKLIN
MUNICIPAL AFFORDABLE HOUSING TRUST**

June 13, 2023

Meeting Minutes

Meeting Called to order, members Present: Chris Vericker, Maxine Kinhart, Susan Younis, Judith Pfeffer, MaryAnn Bertone, Jamie Hellen

Members Not in Attendance: Chris Feeley

Guests: Bryan Taberner, Jon Juhl

1. Approval of Minutes – April 11, 2023 – Motion by Jamie H. to **Approve** minutes, **Second** by Judith P. **Roll Call Vote:** Maxine: Yes, Susan: Yes, Judith: Yes, Chris V.: Yes, MaryAnn: Yes, Jamie: Yes **Vote: 6-0-0**

2. Affordable Housing Update - Maxine

1. 67 Palomino Drive – found a buyer. Very excited. Buyer is a participant in the Section 8 home buyer program. Has an escrow account. Is a single mom with two kids.

2. 90 Palomino Drive is ongoing – looking for a buyer.

3. Answering a question from Judith on 144 Grey Wolf Drive. Two quarters of 2022 and all 4 quarters of 2023 taxes are due for a total of \$4,860. Condo fees are up to date.

3. Discussion: Franklin Ridge – Jon Juhl

Winter funding round – did not get approved. They had approximately 90 applications and 26 were approved with the majority going to housing authority related public housing. The State has come under a lot of pressure recently with bad reports that came out regarding vacancy in units in public housing and deteriorated conditions.

We did get asked to submit a pre-application for the mini funding round which is a first for us. It shows a readiness to proceed. It also is limited to production projects as opposed to housing authority or public housing rehabbing projects. They hope to fund 10-15 projects out of this. Pre-application is due June 30 then September funding submittal and so we would not know until the end of year or beginning of 2024 on the decision.

There are three criteria to submit letters for:

#1 Status of project – readiness to proceed – which we are.

#2 Greening. Sustainability and climate focus. Has become more prevalent in the last several years. They are really pushing greening. The upside is cleaner, more effective in terms of insulation and things like that. The down side is it increases costs.

#3 Local matches – how much the Town has contributed to the project already, but also potential local future funding or in combination with things like waivers for building permits, sewer connection fees and other contributions.

Geographically, they are under pressure to spread the money outside of Boston. They are going to spread the money around the State.

MassWorks has been a great component to this. We've been working to finalize how the site plan will work. We are on schedule to go out to bid by the end of the year.

Jon is really encouraged that we have been invited to the mini funding round. It shows the State's interest in the Town of Franklin's project and that the Town has put forth so much effort in this regard.

Chris V. asked Jon to explain the mini funding round. Jon said the State has allocated several hundred million dollars that they can allocate for what they call the 2023 mini competition. High level projects that didn't get funded in the Winter round and just a certain percentage of those projects will move forward. It is encouraging that we are in there. In theory, you don't have as much competition. Another Winter round is coming in the end of 2023, early 2024.

Chris V.: Regarding greenery, are we going to pass on those criteria? That is not optional, project has to have all electrical, heating, and cooling which is on the operation side, a challenge because in experience so far, electrical cost isn't any cheaper than gas or other options. It is cleaner and that's what we're doing. We will meet new energy codes – there's a new one in January 2024. We will pass, you have to. We will not only meet the threshold, we'll exceed the threshold.

Jamie H.: Will they require the building design to be Net-zero? Jon said no, but he will ask the architect. Jamie said within the state, there is pending legislation, with lots of support, that at some point they are going to ask to update the building code to be mandatory to have every building to be Net-zero. Jon is aware of Net-zero, but the threshold is moving – it is evolving quickly. Net-zero is a very high standard to achieve and as he has read, it is not saying Net-zero. We will have to meet the 2024 energy code requirements. There are a lot of challenges with focus on greening and sustainability.

Bryan T. spoke on the Massworks grant program. The Town did receive a 3.2 million dollar grant for the new water pump house that will be at the bottom of the road right near the Police station. The old pump house will be demolished. This is for continuing the design engineering of roadway that will link our existing road to the subdivision next door and all the other infrastructure within the right of way and if we have additional funds, at a minimum we'll have stubs for the Franklin Ridge project and two other lots that are still owned by the Housing Trust.

Greenish color line is the extension of roadway to the Franklin Ridge project and into parking area. There would be a stub that would go up to the adjacent subdivision. That roadway will be a gravel road or narrow paved road. Bryan suggested that they change alignment of the roadway. They change the roadway right to subdivision with stub as driveway. The yellow line is the lot line. Lot 1a is 1 acre lot. There is ledge. Blasting has come a long way as to what they can do without impacting neighbors.

Discovered wetlands have changed the size of the lots. We now have small area for a couple of duplexes 200 x 200 – whole northern lot driveway with stubs for both. Lot 1b is over 10 acres. Franklin Ridge is 6.5 acres. The squiggly lines are contour lines. The farther apart the lines, the flatter the area.

4. Future Agenda – None

General Business:

This meeting is the last for Judith and MaryAnn. Chris V. thanked them for their long term service.

Judith P. stated that Virginia Caso's condo is still standing vacant there for 4 years plus. She paid \$165,000. Has a Mass Lien on it. Wants us to fix this. Virginia has multiple children, two on Facebook – not hard to contact. There would be a will.

MaryAnn enjoyed her time working on the Trust.

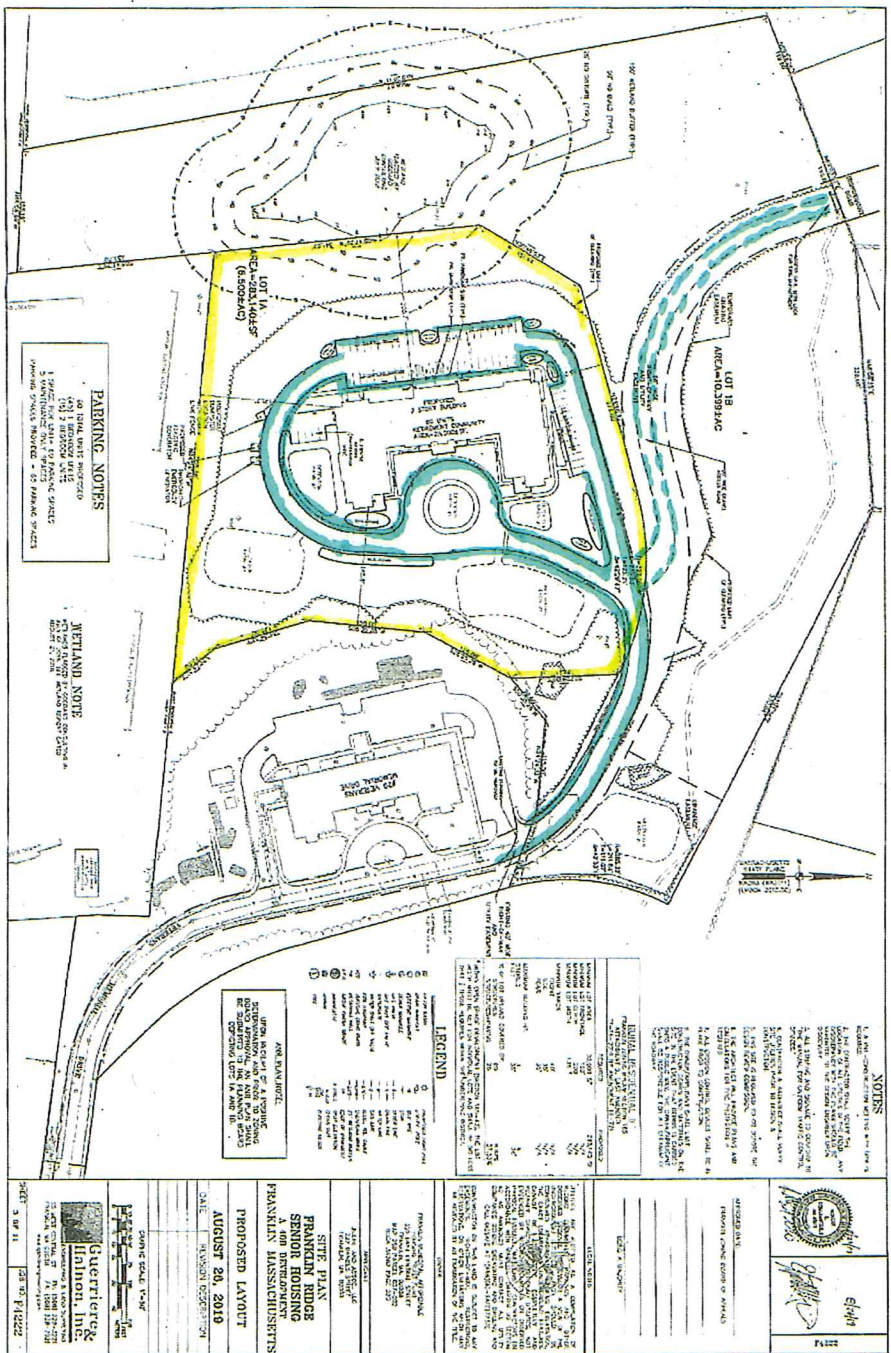
Sue Younis stated they are still in process of getting Rayleen settled into her new role at the Senior Center. The meeting of all interested parties has not transpired yet. Trust will be invited when the meetings are held.

MOTION by Maxine to **Adjourn**, **SECOND** by Jamie. **Roll Call Vote:** Maxine: Yes, Susan: Yes, Judith: Yes, MaryAnn: Yes, Chris V.: Yes. **Vote: 5-0-0.**

Meeting Adjourned at 10:57 AM.

Minutes prepared by: Maxine Kinhart

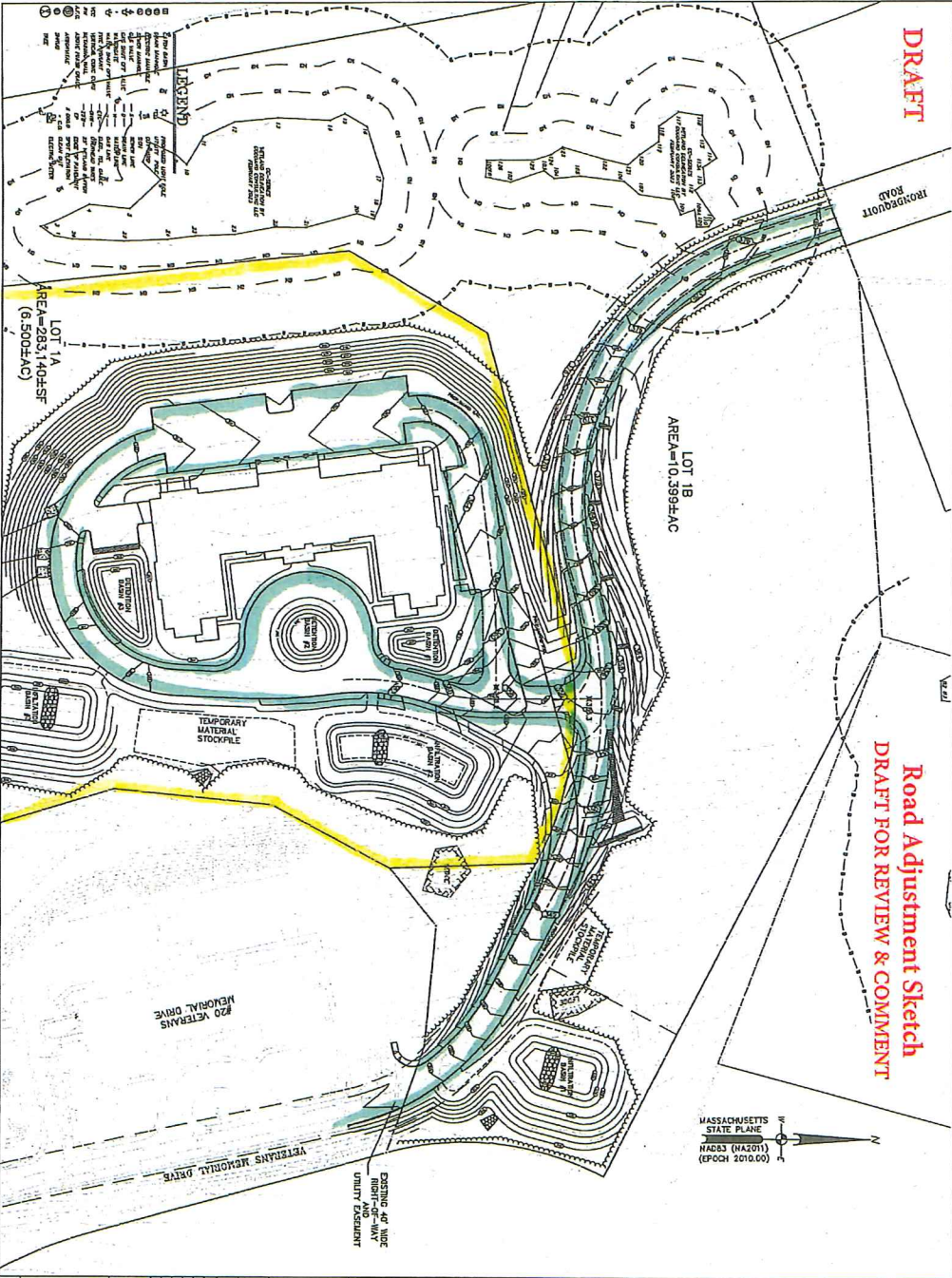
Proposed Site Plan 6.5 ACRE



TRABUCCO ARCHITECTS

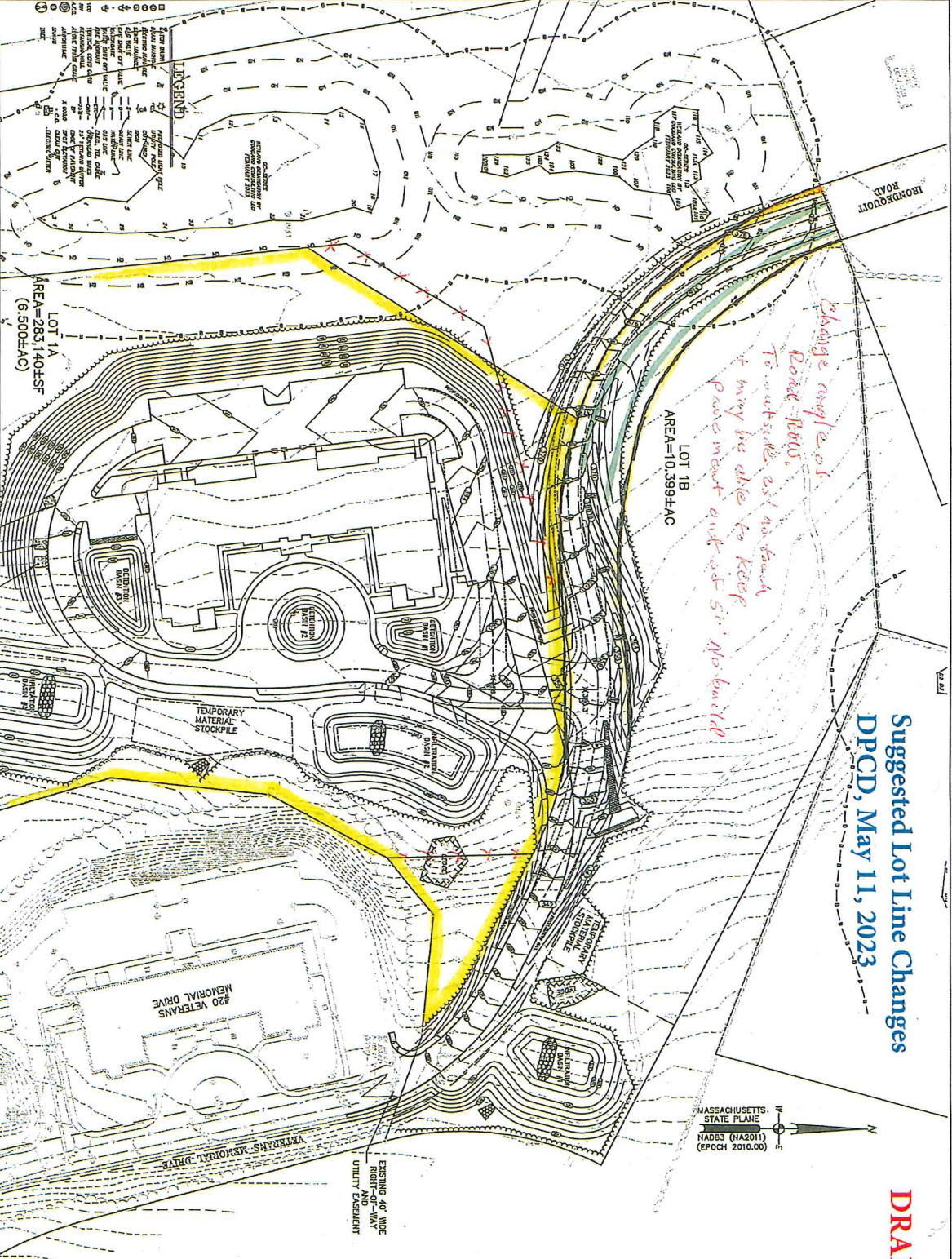
DRAFT

**Road Adjustment Sketch
DRAFT FOR REVIEW & COMMENT**



MASSACHUSETTS STATE PLANE
NAD83 (NAZ01) (100)
EPOCH 2011

<p>APPROVED DATE:</p> <p>PROVINCIAL ZONING BOARD OF APPEALS</p>	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>
	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>
<p>PROJECT:</p> <p>ROAD ADJUSTMENT SKETCH</p>	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>
<p>SITE PLAN:</p> <p>VETERANS MEMORIAL DRIVE EXTENSION</p> <p>FANGLIN MASSACHUSETTS</p>	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>
<p>ROAD ADJUSTMENT SKETCH:</p> <p>MARCH 1, 2023</p>	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>
<p>DRAFT</p>	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>
<p>Guertierek Hahn, Inc.</p> <p>20 WEST CENTRAL ST., PM 13001 SHELTON, CT 06484-1300 TEL: 860.393.3333 WWW.GUERTIEREKHAHN.COM</p>	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>
<p>6 OF 11</p> <p>107 NO. P4508</p>	<p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____</p>



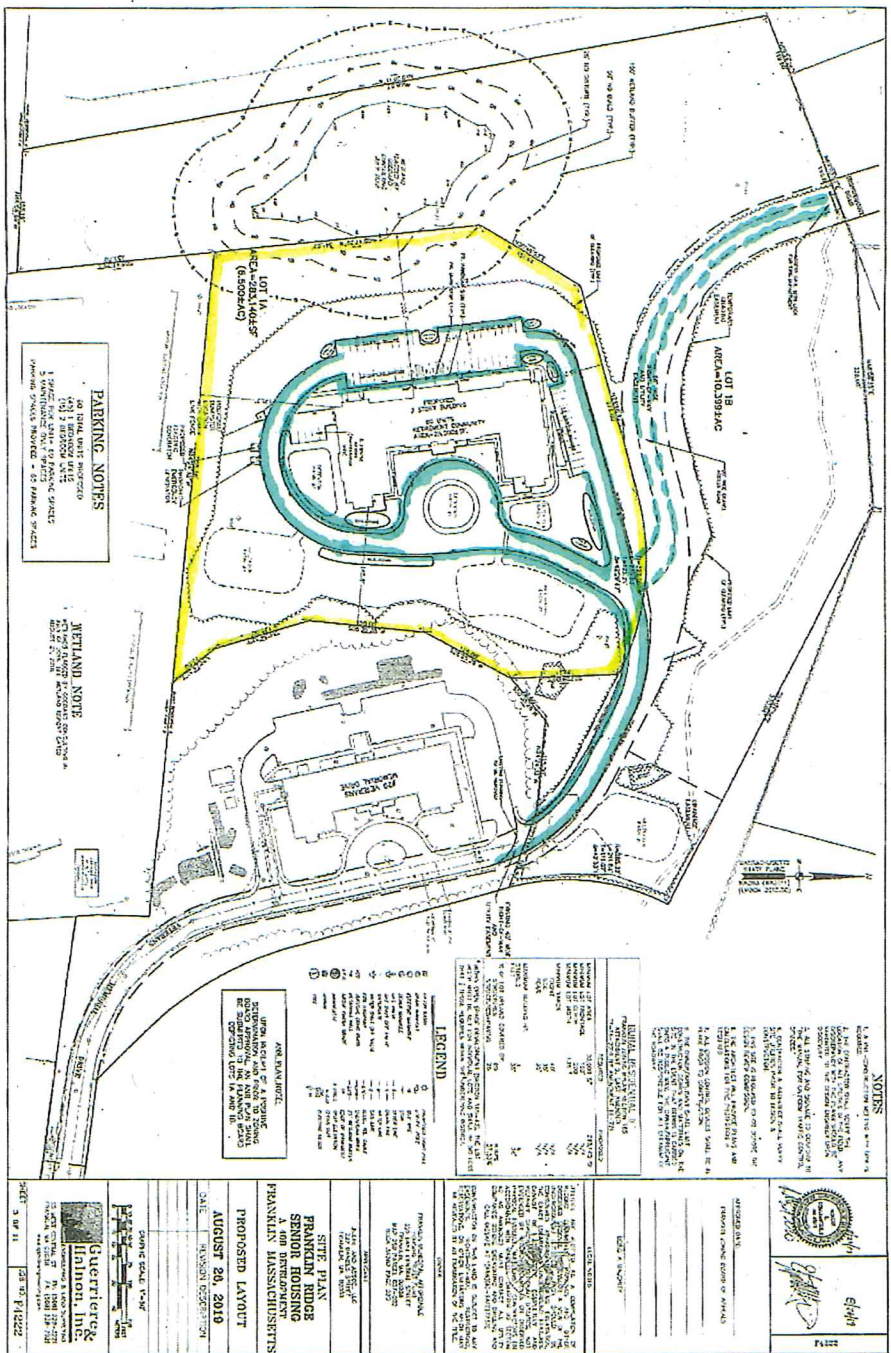
Suggested Lot Line Changes
DPCD, May 11, 2023

DRAFT

F4598

<p>APPROVED DATE: FRANKLIN TOWNING BOARD OF APPLICANTS</p>	<p>LOCAL NOTES:</p> <p>UTILITIES ARE SHOWN AS A COMPARISON OF OBSERVED AND AS SHOWN. THE LOCATION & VIEW OF THE CONSIDERED AS APPROXIMATE. CONDUITS, EASEMENTS, CHANGES TO EXISTING UTILITIES, AND PROPOSED CHANGES TO EXISTING UTILITIES, AND 40' AS SHOWN. THESE NOTES ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE CONSULTATION OF THIS PLAN IS SUBJECT TO ANY REVISIONS OR CHANGES THAT MAY BE MADE OR RECALCULATED BY AN EXAMINATION OF THE TITLE.</p>
<p>DATE: MARCH 1, 2023</p> <p>REVISION DESCRIPTION:</p> <p>DRAFT</p>	<p>APPLICANT: GUERRIERE & HAINON, LLC 355 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS 01902</p>
<p>ROAD ADJUSTMENT SKETCH</p> <p>MARCH 1, 2023</p> <p>DATE: MARCH 1, 2023</p> <p>REVISION DESCRIPTION:</p> <p>DRAFT</p>	<p>SITE PLAN VETERANS MEMORIAL DRIVE EXTENSION FRANKLIN MASSACHUSETTS</p>
<p>GRAPHIC SCALE: 1"=50'</p> <p>0 10 20 30 40 50 FEET</p> <p>Guerriere & Hainon, Inc. 35 WEST CENTRAL ST. FR. (508) 238-3211 FRANKLIN, MA 01902 www.guerrierehainon.com</p>	<p>JOB NO. P4598</p> <p>SHEET 5 OF 11</p>

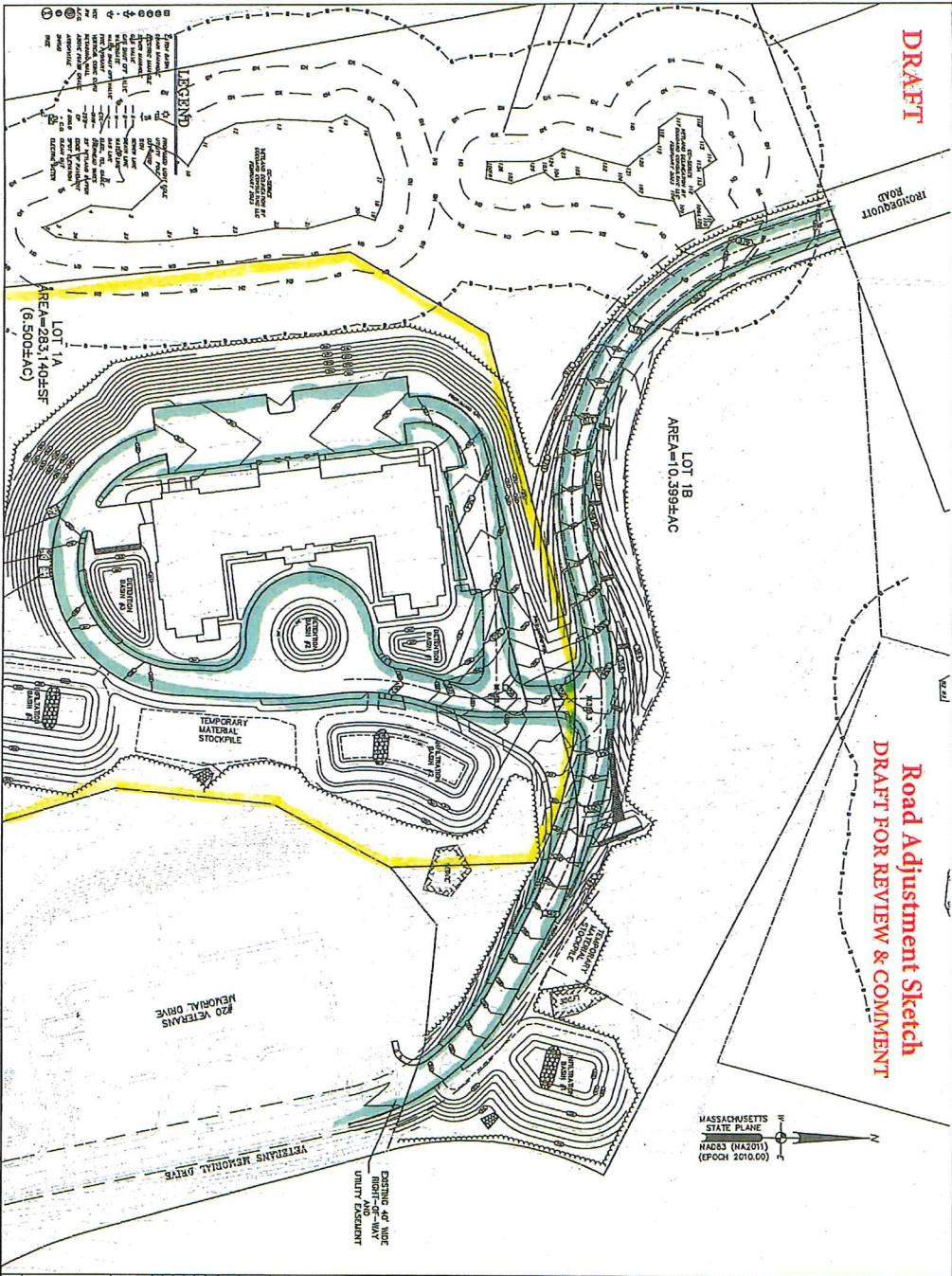
Proposed Site Plan 6.5 ACRE



TRABUCCO ARCHITECTS

DRAFT

Road Adjustment Sketch
DRAFT FOR REVIEW & COMMENT



MASSACHUSETTS
STATE PLANE
NAD83 (NAZ01)
(10002) (EPOCH)
(6000)

09974

APPROVED DATE: _____
 PREPARED BY: _____
 CHECKED BY: _____
 DATE: _____

SCALE: AS SHOWN

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DATE: MARCH 1, 2023
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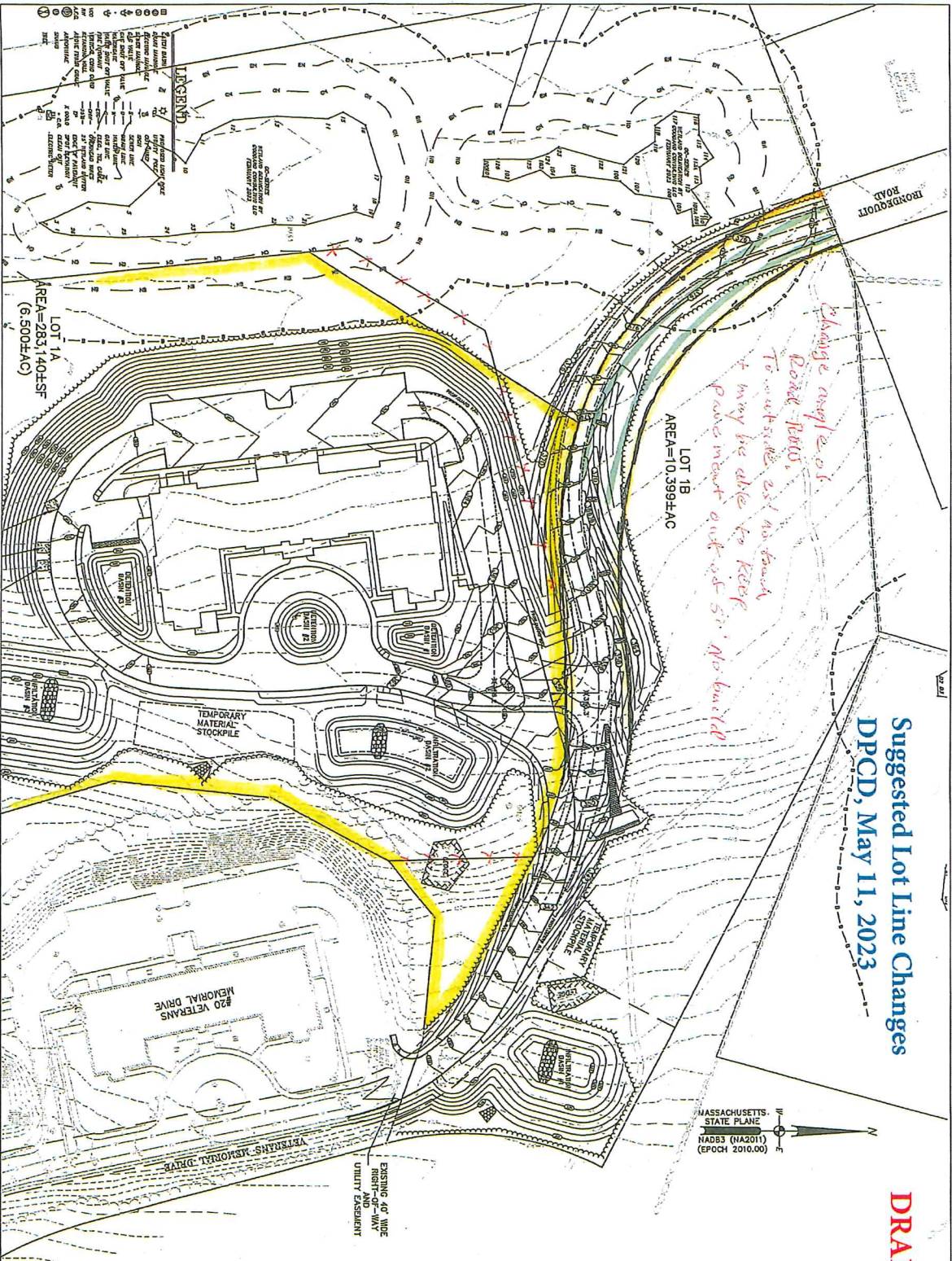
SITE PLAN:
 VETERANS MEMORIAL DRIVE EXTENSION
 FRANKLIN MASSACHUSETTS

ROAD ADJUSTMENT SKETCH

DRAFT

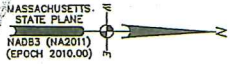
Guertierek & Hamon, Inc.
 ENGINEERS & ARCHITECTS
 20 WEST CENTRAL ST., PM 10001
 WILMINGTON, MA 01897
 TEL: (508) 538-2321
 WWW.GUERTIEREKANDHAMON.COM

CONTRACT NO. 17-107
DATE: MARCH 1, 2023
SCALE: AS SHOWN
SHEET: 6 OF 11
CONTRACT NO.: P4508



Suggested Lot Line Changes
DPCD, May 11, 2023

DRAFT



APPROVED DATE: FRANKLIN COUNTY BOARD OF APPLICANTS	
BEING A MAJORITY	
LOCAL NOTES: UTILITIES ARE SHOWN AS A COMPARISON OF OBSERVED AND AS SHOWN. THE LOCATION & VIEW OF THE CONSIDERED FOR APPROVAL. CONSIDERED FOR APPROVAL. CHANGED BY: [Name] DATE: [Date] PROJECT: [Name] DATE: [Date] PREPARED BY: [Name] DATE: [Date] CHECKED BY: [Name] DATE: [Date] CONSTRUCTION OF THIS PLAN IS SUBJECT TO ANY REVISIONS OF THE LAW, REGULATION, ORDINANCE, OR BY AN EXAMINATION OF THE TITLE.	
CLIENT: FRANKLIN COUNTY, MASSACHUSETTS 355 EAST CENTRAL STREET LAWRENCE, MA 01840 978-686-1000	
APPLICANT: JHALL, AND ASSOC., LLC 775 BROADWAY, SUITE 200 LAWRENCE, MA 01840	
SITE PLAN VETERANS MEMORIAL DRIVE EXTENSION FRANKLIN MASSACHUSETTS	
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Guerriere & Hannon, Inc. 55 WEST CENTRAL ST. PH. (978) 686-3211 FRANKLIN, MA 01840 www.guerrierehannon.com	
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